

43-1-4 # 4766
TRANSFER
TAX
PAID 38-83

027163

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

KNOW ALL MEN BY THESE PRESENTS, That, ROGER A. WELCH of Waterville, County of Kennebec, State of Maine, duly appointed and acting **Personal Representative of the Estate of Charles W. Chase**, deceased testate, as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to ROLL W. DAVIS, JR. and LINDA K. DAVIS, as joint tenants, of North Vassalboro, County of Kennebec, State of Maine, whose mailing address is Maple Street, N. Vassalboro, Maine 04962, the real property in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows:

Beginning at a point in the north line of Barnet Avenue, which point is one hundred sixty (160) feet westerly from an iron pin in the intersection of said Barnet Avenue and Cool Street; thence westerly along the northerly line of said Barnet Avenue a distance of eighty (80) feet, more or less, to the southeast corner of land of Churchill; thence at a right angle and in a northerly direction and along Churchill's easterly line a distance of one hundred thirty-one and ten hundredths (131.10) feet, more or less, to an iron pin; thence at a right angle and in an easterly direction a distance of eighty (80) feet, more or less; thence at a right angle and in a southerly direction a distance of one hundred thirty-one and ten hundredths (131.10) feet, more or less, to the northerly line of Barnet Avenue and point of beginning.

Meaning and intending to convey Lot 25 as shown on a Revised Plan of Green Acres, Inc., drawn by Carl H. Crane, Reg. C.E., December 10, 1956, recorded in Kennebec County Registry of Deeds, Plan File #D-88080.

Subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees.

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than ten thousand dollars (\$10,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on

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any part of said land within thirty (30) feet of said Barnet Avenue, and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any buildings thereon.

4. That no fences or construction of any kind, other than a dwelling shall, at any time, be erected in any position to interfere with the view from residences on adjoining lots.

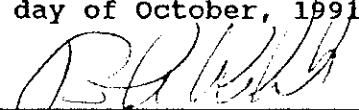
5. That no cows, horses, goats, swine, hens or dog kennels shall, at any time, be kept or maintained on said lots, or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land.

Being the same premises conveyed to Charles W. Chase by deed of Kenneth A. and Dorothy M. Thomas, dated October 1, 1986, recorded in Kennebec County Registry of Deeds, Book 3033, Page 317. The said Charles W. Chase died May 20, 1989, and his estate is duly probated in Kennebec County Probate Court, Docket No. 89-288.

WITNESS my hand and seal this 16th day of October, 1991.

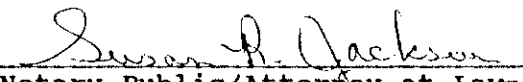

Roger A. Welch,
Personal Representative of the
Estate of Charles W. Chase

STATE OF MAINE
COUNTY OF KENNEBEC

October 16, 1991

Then personally appeared the above-named Roger A. Welch in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law

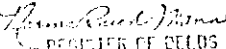
Printed Name:



SUSAN R. JACKSON
Notary Public - Maine
My Comm. Expires 6-23-92

RECEIVED KENNEBEC SS.

1991 NOV 25 AM 9:00

ATTEST: 
REGISTER OF DEEDS